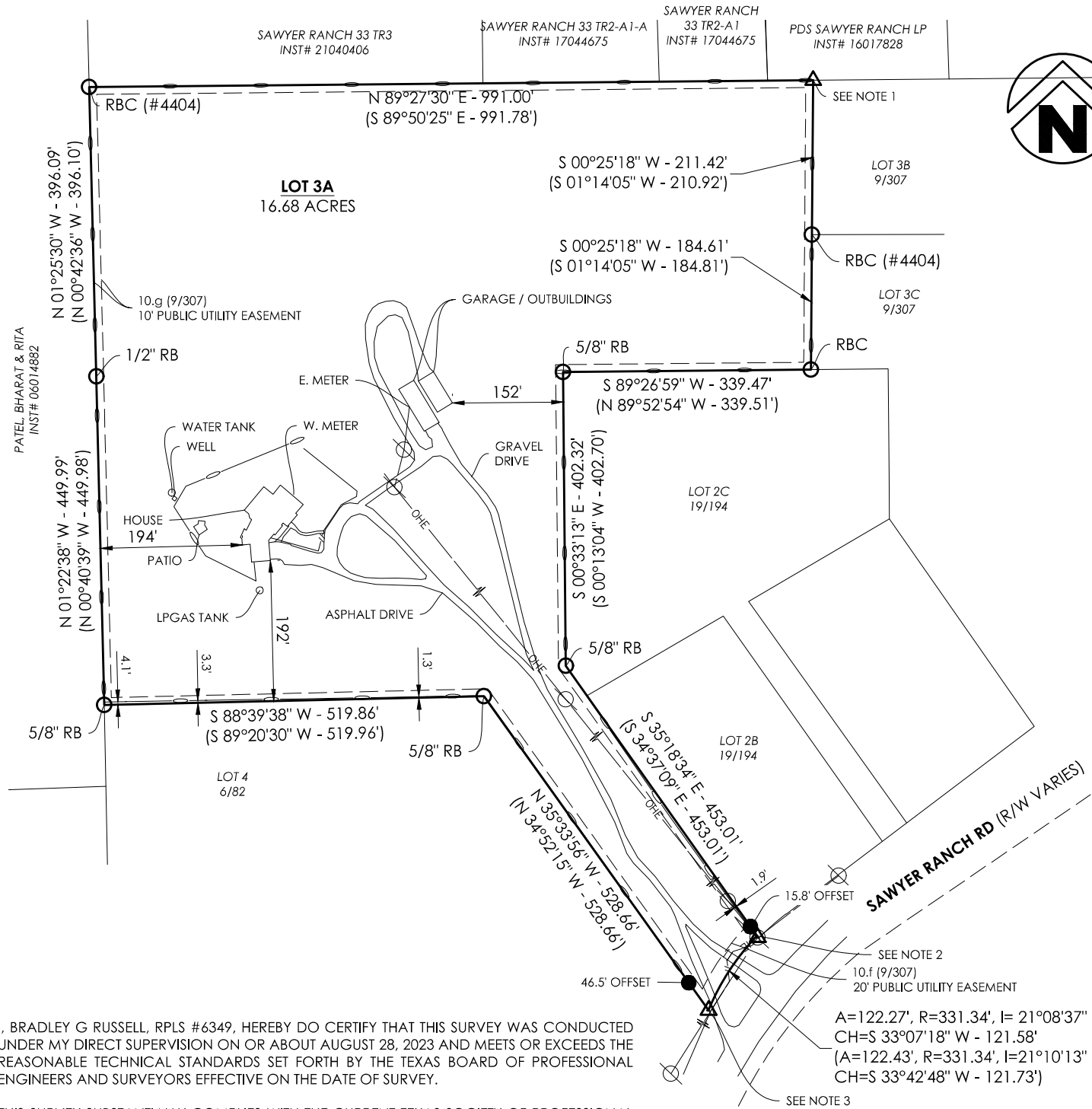


DRAWING: G:\23000240 - TX ROBERT JASPER\23000240.DWG
LAYOUT: 85X14 TEXAS - LAST SAVED: 8/11/2023 8:07:36 AM
LAST PLOTTED BY: BRAD RUSSELL, 9/1/2023 8:07:42 AM. ("PLOTTED BY:" VALID ON HARD COPY ONLY)



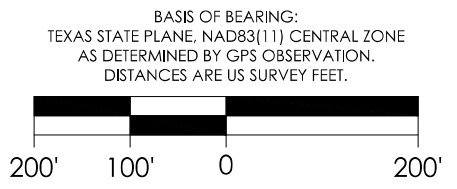
LEGEND

- PROPERTY BOUNDARY
- OVERHEAD ELECTRIC
- EASEMENT / RIGHT-OF-WAY
- FENCE
- POWER POLE
- MONUMENT FOUND (NOTED)
- CALCULATED POINT
- SET 5/8" REBAR W/ CAP #6349 (RECORD DIMENSION)

LOT 3A, REPLAT OF LOT 3, SAWYER RANCH ESTATES, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 307, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

- #### TITLE NOTES
- LOT 3A HAS DIRECT ACCESS TO SAWYER RANCH RD.
 - BY GRAPHIC PLOTTING ONLY, THE DEPICTED PARCEL IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON PANELS 48209C0109F AND 48209C0128F, EFFECTIVE SEPTEMBER 2, 2005.
 - TITLE COMMITMENT BY CORRIDOR TITLE LLC, GF NUMBER 23-2208-C, EFFECTIVE AUGUST 10, 2023.
 - DATE OF FIELD SURVEY: 08/28/2023
 - SURVEY NOTE 1: NE CORNER CALCULATED PER INTERSECTION OF W LINE OF LOTS 3B AND 3C WITH SOUTH LINE OF SAWYER RANCH 33 TRACT 2. PK NAIL FOUND AT FENCE CORNER POST BEARS N 69°30'11" W - 0.24'.
 - SURVEY NOTE 2: ORIGINAL CORNER OF LOT 3 (6/82) BEARS S 35°18'34" E - 4.15'.
 - SURVEY NOTE 3: ORIGINAL CORNER OF LOT 3 (6/82) BEARS S 35°33'56" E - 3.46'.
 - 10.e (6/82): 10' PUE ALONG NORTH LINE OF LOT 3 WAS NOT CARRIED OVER IN REPLAT 9/307, AND NO EVIDENCE OF USE WAS APPARENT AT TIME OF SURVEY.
 - 10.h (9/307) SETBACK LINES: FRONT 30', SIDE 10', REAR 30'
 - 10.i (1664/497) SETBACK LINES: 15' ALL SIDES, 30' FACING ROAD
 - 10.j (115/73) DOES NOT AFFECT THIS TRACT
 - 10.k (199/2) DOES NOT AFFECT THIS TRACT
 - 10.l (946/393) IS BLANKET IN NATURE
 - 10.m (1040/771) IS BLANKET IN NATURE TO THAT PORTION OF LOT 3A ORIGINALLY IN LOT 3 (6/82).
 - 10.n (1326/526) DOES NOT AFFECT THIS TRACT

A=122.27', R=331.34', I= 21°08'37"
 CH=S 33°07'18" W - 121.58'
 (A=122.43', R=331.34', I=21°10'13"
 CH=S 33°42'48" W - 121.73')



I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT AUGUST 28, 2023 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.

SEAL

X
9/1/2023

TSPS CATEGORY 1-A LAND TITLE SURVEY
 14100 SAWYER RANCH ROAD
 DRIPPING SPRINGS, TX

COUNTY PARCEL ID: R97935
 GF #: 23-2208-C

CLIENT:
 ROBERT DEAN JASPER

ISSUE DATE:	9/1/2023
PROJECT NO.:	23200260
CONTACT:	B.RUSSELL

1000 LedgeLawn Dr.
 Conway, Arkansas 72034

Crafton Tull
 engineering | surveying
 501.328.3316 | 501.328.3325 f

www.craftontull.com

CONTACT INFORMATION:
 Bradley G. Russell
 Crafton Tull (10193715)
 1000 LedgeLawn Dr.
 Conway, AR 72034

DELTA	DESCRIPTION	DATE